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CENTRAL AUSTIN NEIGHBORHOOD ASSOCIATIONS RECOMMENDATIONS FOR SECOND AND THIRD READINGS OF UNO ORDINANCE

§ 25-2-764 AFFORDABLE HOUSING.

(A) A multi-family residential use established after [effective date of ordinance] must, for a period of not less than 15 years from the date a certificate of occupancy is issued, set aside at least:

(1) 10 percent of the dwelling units on the site to house persons whose household income is less than 80 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department; and

(2) 10 percent of the dwelling units on the site to house persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department.

(B) The University Neighborhood District Housing Trust Fund is established. A person may pay a fee into the University Neighborhood District Housing Trust Fund instead of complying with Subsection (A)(2). A person who does not comply with Subsection (A)(2) shall pay a fee of \$0.20 for each square foot of gross air conditioned floor area in the multi-family residential use development.

(C) The director of the Austin Neighborhood Housing and Community Development Department may allocate money from the University Neighborhood District Housing Trust Fund for housing development in the university neighborhood overlay district that provides at least 10 percent of its dwelling units to persons whose household income is less than 50 percent of the median income in the Austin statistical metropolitan area, as determined by the director of the Austin Neighborhood Housing and Community Development Department, for a period of not less than 15 years from the date a certificate of occupancy is issued.

(The difference between the City staff recommendation and these recommendation is that CANPAC believes that developers should not be able to pay their way out all affordable housing requirements. CANPAC recommends that the requirement to provide for at least 10% affordable housing for those whose household income is less than 80% of the median income in the Austin statistical metropolitan area should be strictly required as a minimum. Otherwise, the prospect that any affordable housing will be provided in the UNO area will be jeopardized. The concept of a fee in lieu should only apply to the requirement to provide for at least 10% affordable housing for those whose household income is less than 50% of the median income in the Austin statistical metropolitan area. The suggested fee in lieu in those situations is \$0.20 per square foot rather than \$0.15 as recommended by staff)

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§ 25-6-601 PARKING REQUIREMENTS FOR UNIVERSITY NEIGHBORHOOD OVERLAY DISTRICT.

(A) [same as staff proposal]

(B) [same as staff proposal]

(C) Off-street parking is not required for a commercial use if the use occupies less than 12,000 square feet of gross floor area and is located on a site with frontage along one of the following commercial corridors, whether or not the property owner has made the election pursuant to Section 25-2-751 of the City Code for the property to be governed by the requirements of the university neighborhood overlay district:

(1) the north side of Martin Luther King, Jr. Blvd. between Rio Grande Street and Guadalupe Street;

(2) Guadalupe Street between Martin Luther King, Jr. Blvd. to West 29th Street;
or

(3) West 24th Street between Guadalupe Street to Rio Grande Street.

(CANPAC believes that relief from parking requirements should be granted for small businesses in these commercial corridors in the University area. The Board of Adjustment routinely grants parking variances for these uses in recognition of the special circumstances associated with these situations)